

1 **OF-WAY LINE OF CHENAL PARKWAY, SAID POINT BEING THE POINT OF**
2 **BEGINNING; THENCE S68°36'21"E ALONG SAID WESTERLY RIGHT-OF-**
3 **WAY LINE A DISTANCE OF 153.54 FEET TO A POINT ON THE WESTERLY**
4 **RIGHT-OF-WAY LINE OF AN ARKANSAS POWER AND LIGHT EASEMENT**
5 **(100-FOOT RIGHT-OF-WAY); THENCE S13°20'00"E, ALONG SAID**
6 **WESTERLY AP & L RIGHT-OF-WAY LINE, A DISTANCE OF 262.60 FEET;**
7 **THENCE S56°11'18"W, A DISTANCE OF 303.46 FEET; THENCE N16°53'03"W,**
8 **A DISTANCE OF 781.47 FEET; THENCE N08°15'15"E, A DISTANCE OF 276.43**
9 **FEET; THENCE N48°31'30"E, A DISTANCE OF 335.18 FEET TO A POINT ON**
10 **THE SAID WESTERLY RIGHT-OF-WAY LINE OF CHENAL PARKWAY;**
11 **THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOLLOWING A**
12 **1,205.92-FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING**
13 **AND DISTANCE OF S51°21'20"E, 415.94 FEET; THENCE CONTINUE ALONG**
14 **SAID WESTERLY RIGHT-OF-WAY LINE S28°40'26"W, A DISTANCE OF 19.97**
15 **FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE**
16 **FOLLOWING A 1,225.92-FOOT RADIUS CURVE TO THE LEFT HAVING A**
17 **CHORD BEARING AND DISTANCE OF S64°54'21"E, 156.46 FEET TO THE**
18 **POINT OF BEGINNING CONTAINING TEN (10) ACRES, MORE OR LESS.**

19 **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little
20 Rock Planning Commission.

21 **Section 3.** That the change in zoning classification contemplated for The Crest at Chenal Long-Form
22 PD-R, located on the west side of Chenal Parkway, approximately ¼-mile south of Northfield Drive (Z-
23 9211), is conditioned upon obtaining final plan approval within the time specified by Chapter 36, Article
24 VII, Section 36-454 (e) of the Code of Ordinances.

25 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

26 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
27 Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary
28 to affect and designate the change provided for in Section 1 hereof.

29 **Section 6. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or
30 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
31 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
32 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
33 ordinance.

1 **Section 7. *Repealer.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
2 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

3 **PASSED: June 20, 2017**

4 **ATTEST:**

APPROVED:

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7 **Susan Langley, City Clerk**

_____ **Mark Stodola, Mayor**

8 **APPROVED AS TO LEGAL FORM:**

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11 **Thomas M. Carpenter, City Attorney**

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